

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday September 8, 2022 – 9:00 a.m.

Minutes

MEMBERS PRESENT:

Rob Martin
Dan DeArment
Jackie Schroeder
Dan Clinger

STAFF ATTENDING:

Matt Cordonnier, HRPC Director
Jacob Mercer, HRPC Staff
Jeremy Kalb, PE, City Engineer
Kevin Shenise, Fire Prevention
Erik Atkins, Zoning Administrator & Flood Administrator

GUESTS:

John Thomas, Bonnie Sponsler, Dan Moyer, David Burns,
Dan Stone, Jason Black, Chief Josh Eberle, Lee Rausch

CALL TO ORDER

ROLL CALL

The following members were present:

Rob Martin
Dan DeArment
Jackie Schroeder
Dan Clinger

SWEARING IN

All those planning to give testimony were sworn in by Jacob Mercer.

APPROVAL OF MINUTES

Dan Clinger motioned to approve the minutes for the August 11, 2022 meeting. Dan DeArment seconded. Motion approved 4-0-0.

NEW ITEMS

- 1. APPLICATION FOR SITE PLAN REVIEW #SP-20-2022 filed by the Humble Robinson for a new 100,000 square foot industrial building on parcel 210000077400 located at the SE corner of the intersection of E. Bigelow Avenue and Crystal Avenue.**

CPC STAFF

General Information

This request is located at the southeast corner at the intersection of E. Bigelow Avenue and Crystal Avenue. To the north, south and east it is zoned I-1 Light Industrial. To the west, it is zoned R-2 Residential in Marion Township. It is not located within the 100-year floodplain.

Parcel History

This is currently vacant. There was a house located on Crystal Avenue that was removed from the site in 2021.

Staff Analysis

The applicant has requested to build a new 100,000 square foot warehouse on the site. The building be located on the eastern side of the parcel. The parking lot currently shows 10 parking spots and 65 feet by 125 feet reinforced concrete pad for truck delivery.

The building height was not indicated on the site plan. Staff would remind the applicant that the I-1 district standards allow buildings up to sixty feet. Otherwise, they meet the setbacks for the I-1 district.

Lighting was not indicated on the site plan. Staff would recommend the applicant that they should utilize pack lighting on the building to minimize any potential effects from the lighting.

Given that this is phase 1 of a multi-phase project, staff would like to see additional screening along Crystal Avenue. Level 2, Option 3 screening would be appropriate between industrial and residential uses. This would include:

- Five (5) canopy trees and five (5) evergreen trees and twenty (20) evergreen shrubs per one hundred lineal feet (100') of contiguous boundary with the conflicting zoning district or use.
- In addition, a six-foot (6') in-height fence, masonry wall, or landscape mound shall be installed.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-20-2022 filed by the Humble Robinson for a new 100,000 square foot industrial building on parcel 210000077400 located at the SE corner of the intersection of E. Bigelow Avenue and Crystal Avenue subject to the following conditions:**

- Add Level 2, Option 3 screening along Crystal Avenue

ENGINEERING

Access –

Site will be accessed from a new curb cut that will be extended south into the site from Bigelow Avenue. The proposed plans also show an Emergency Access drive to come off Bigelow Avenue from the east side of the new building.

Water Service –

A new waterline will be extended onto the site from the existing 16-inch waterline that located on the north side of Bigelow Avenue.

Sanitary Service –

The site is proposing to run a new mainline off of an 18-inch main that is located on the west side of Crystal Avenue. The new sanitary will run along the north side of the property and tie into the west side of the building.

Stormwater Management –

The stormwater calculations that were submitted as part of the application, complies with the City of Findlay Standards. The stormwater will be directed to a new detention pond located on the northwest corner of the property.

MS4 Requirements –

The site will disturb more than one (1) acre so the applicant will need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

Recommendations:

Approval of the Site Plan

The following permits may be required prior to construction:

- Water Tap Permit x1
- Water Service Tap x1
- Sanitary Sewer Tap Permit x1
- Storm Sewer Tap Permit x1
- Curb Cut x 2

FIRE PREVENTION

- No Comment

RECOMMENDATION

CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-20-2022 filed by the Humble Robinson for a new 100,000 square foot industrial building on

parcel 210000077400 located at the SE corner of the intersection of E. Bigelow Avenue and Crystal Avenue subject to the following conditions:

- Add Level 2, Option 3 screening along Crystal Avenue

DISCUSSION

Dan Stone was present on behalf of the applicant. He clarified that there was a gravel drive on the east side of the facility to accommodate a fire lane. The building will be 40 feet in height, have wall pack lighting, and essentially be the same building as the spec building that was built just to the south prior to Amazon taking it over. Mr. Stone was prepared to discuss the landscaping on Crystal Avenue. He was going to propose a sort of serpentine mound that will be a bit more visually appealing than a standard mound. In discussion with Matt Cordonnier, they are a bit worried that planting trees on top of the mound can be difficult for the longevity of the tree. Rather than the mound being straight across, he proposed a serpentine aspect would allow them to group trees at the base and create something aesthetically pleasing.

Rob Martin asked if the future phases would utilize the proposed access onto Bigelow Avenue. Dan Stone said that was the current plan. If there was a larger user who would acquire the site, they would need to come back to CPC anyway.

Matt Cordonnier asked if the full driveway and parking area would be built with the first phase. Dan Stone said they would put in all the hard surfaces at the beginning, and basically be a basic warehouse building that could be extended in the future. Matt Cordonnier asked where the future parking would be located. He indicated it would be across the drive aisle across from the current proposed parking area. Dan Clinger asked if they could go north of the building for additional parking. Dan Stone said that the space was too tight with the setbacks. If they move south, it prohibits what they can do in the future with the access to Production Drive and keeping the maneuverability for the trucks.

Dan DeArment asked about the future configuration of the phases. Dan Stone said that they would mirror the proposed building across from the main driveway. They would extend the proposed building to the south. A third building would toward the southern edge. If they need to reduce truck traffic on Bigelow Avenue, they would try to tie down into the connection on Production Drive. Dan Clinger asked if they could utilize Google maps to work on their logistics so that trucks do not go on Crystal Avenue. Rob Martin said that the City has the ability to work do that.

Dan Clinger asked if the drainage indicated on the plan would accommodate the future phases. Dan Stone said they tried to oversize the outlet so they do not have to go back and expand the detention pond.

David Burns, 2740 Crystal Avenue, spoke on the item. He provided images of Proctor & Gamble in Lima to show their landscape buffer between that facility and some residential areas across the street. He thought it was an acceptable height and created a good wall blocking the

truck lights. All the homes on Crystal Avenue have windows facing the proposed site, so they are concerned about the lights shining into their homes. He also raised concerns that geese walk in/out of detention ponds and cross Crystal Avenue which creates a hazard for drivers.

Rob Martin asked, given the concerns of Crystal Avenue residents, is there any ability to move the detention pond. Dan Stone said that moving it would essentially limit the ability to develop the site. Given the contours of the site, the location is what made the most sense. He knows Owens has a pond has some wiring around the pond to limit the ability of the geese to walk in/out of the pond.

Mr. Burns asked if they would be moving as much dirt as they did at Amazon. Dan Stone said this site will not undertake anywhere near as much, this site is more leveling out.

Dan Moyer, 2650 Crystal Avenue, said that he was concerned about the pond that currently located on the Amazon site. He said that during heavy rains that water bubbles up at the storm grate on the west side before it can drain to the west into field tile. He wanted to have some assurances that water from the pond would not cross the road and affect the Crystal Avenue residents. Dan Stone said that the original problem with the Amazon pond was that the culvert got plugged. The City has cleaned that out to address that. He said for this site, they said their drainage is on a completely different drainage region. If this pond overtopped, it would go to the north and west toward the R&L Carriers site.

John Thomas, 2730 Crystal Avenue, said that he was not a fan having this development going in across the street. He agreed that the homeowners do not want to look at an industrial building. He said that they should be aware of the potential light and sound effects on the neighbors. The Amazon site was originally a spec building that now houses a huge delivery operation. He has seen the Amazon pond overtopped, and is concerned this pond is too close to the intersection. The Owens pond has also had an accident where a car ended up in it. He thought it would be a common sense measure to put a guardrail around the pond to ensure cars do not end up in it. Dan Stone said that they would have that pond 65-70 feet off the intersection. He also noted the mounding would help as well. Mr. Thomas thought the mounding should be as high as a semi-trailer to block the view. Matt Cordonnier added that he hoped the recommendation today would address the mounding so that it would not have to be revisited with future phases.

Jason Black from Humble Robinson said that during the review of the Amazon detention pond, they were recommended to create a secondary pond on location. Dan Moyer said that the first pond still gets close to overtopping even after the pond has been established. Mr. Black said that they are willing to work to find solutions. On this site, they would be willing to go higher than the six-foot-high mound. Mr. Thomas asked if they have an idea of what will go into the site. Mr. Black said that they don't know at the moment. For Amazon, they were planning on adding additional spec buildings on the site before Amazon called to move into the site.

Rob Martin said he appreciated the discussion. He said that while we are discussing the mounding, he's afraid the mounding might create a corner clearance issue for the intersection. Dan Stone said that they could lower the mounding as it approaches the intersection.

Dan Clinger asked if this would be similar to the Campbell's mounding. Dan Stone said that he is unsure because he was not a part of that development. He believes that they are similar. Dan Clinger asked what the high point was on the site. Dan Stone noted it is towards the middle of the site. When they are doing their building, it will go up a bit, but they have to cut and fill to get the new buildings to match.

Bonnie Sponsler, 2750 Crystal Avenue, asked if there were considerations for adding a sidewalk along Crystal Avenue. She noted that there are many students trying to get to Owens and many end up walking along the side of the road. She agreed that the mounding should be as tall as a semi-truck to help address the light concerns. Since Amazon has gone in, they have seen an increase in traffic. She asked if they have considered adding a traffic signal at the intersection of Bigelow and Crystal Avenue. Rob Martin said that it is something that could be considered. Jeremy Kalb said that ODOT has traffic counts, but at the moment, it does not warrant a signal.

Jeremy Kalb added that in regards to the sidewalk, the corporate boundary jumps around along Crystal Avenue. Some parcels are in Marion Township, so getting sidewalks would need to be worked out between the City and Township. Matt Cordonnier added that the code does not require sidewalks in the Industrial zoning districts. He also worried that the sidewalk could pose issues with the mounding.

Rob Martin asked if the applicant was okay with the serpentine mound that is eight feet in height. Dan Stone said that they could work with that. Matt Cordonnier said that he would recommend that they prescribe the height of the mound and work with HRPC to work on the landscaping placement.

Mr. Thomas asked if the 8 feet height could be measured from the high spot of the site rather than the center of the road. Dan Clinger said that they should consider that the mounding will block more than the expect by measuring from the centerline of the road. Dan Stone said that the landscaping will help with blocking the view too. When they serpentine it, he anticipates it being 40 feet off the right-of-way line. It will follow the contour of the road, rising and falling with the centerline.

Mr. Thomas asked why the notifications don't include the site plan. Matt Cordonnier says that the City notifies every property owner within 250 feet of the property. It seems cumbersome to require a site plan in every notice. When people are notified and are concerned, they call HRPC and we talk them through the project.

Dan Clinger asked if the traffic study would be necessary at this point or for future phases. Jeremy Kalb said for the proposed building, they won't need it. The truck traffic is supposed to be routed onto Production Drive in the future which will help as well.

MOTION

Dan DeArment made motion to **recommend approval of APPLICATION FOR SITE PLAN REVIEW #SP-20-2022 filed by the Humble Robinson for a new 100,000 square foot industrial building on parcel 210000077400 located at the SE corner of the intersection of E. Bigelow Avenue and Crystal Avenue subject to the following conditions:**

- **8-foot-high serpentine mound measured from the centerline of the road; gradually descending around the detention pond.**
- **Work with HRPC for landscaping placement**

2nd: Dan Clinger

VOTE: Yay (4) Nay (0) Abstain (0)

- 2. APPLICATION FOR SPECIAL REVIEW #SR-01-2022 filed by the City of Findlay for a new firefighter development center and burn building to be located at 7047 CR 236.**

CPC STAFF

General Information

This request is located on the east side of CR 236 between Tiffin Avenue and SR 12. To the south and east it is zoned C-2 General Commercial. To the west, it is zoned R-1 Large Lot Residential and Condominium. To the north it is zoned R-1 Residential in Marion Township. It is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Commercial.

Parcel History

This site is Findlay Firehouse 4.

Staff Analysis

The applicant has requested to build a new 7,200 square foot firefighter training center on the site. The building would be located in the southeast corner of the site behind the existing firehouse. To the north of the building, they are going to construct a new burn building as well. This would be used for training exercises. The heights of these buildings would be well under the maximum height in C-2 of 60 feet.

There would be slight reduction in parking provided for the site. The parking requirements for fire stations is one (1) space per employee. Given the number of existing spots, the site has

enough for the additional facility. The parking was reduced to provide better pedestrian access to the development center.

In terms of setback, the site plan had indicated the side yard setback was 30 feet and the rear yard at 15 feet. This should have the side yard setback at 15 feet and the rear yard as 30 feet. Regardless, the new structures are not located within any potential setback.

In terms of landscaping, the site should look to add additional trees to the southeast corner of the site by the development center. While there is no development currently around the site, it would alleviate potential future issues.

Staff Recommendation

Staff recommends:

- **Add some landscaping around the southeast corner of the site**

ENGINEERING

- **No comment**

FIRE PREVENTION

- **No Comment**

RECOMMENDATION

CPC Staff recommends:

- **Add some landscaping around the southeast corner of the site**

DISCUSSION

Dan Stone was present on behalf of the application. He provided updated drawings to the Commission. Based on the drawings, they have shifted the building 20 feet to the west. This allows more clearance between the site and the property line. The main thing they wanted to allow for proper turning radius of the fire vehicles. He noted that drainage will be taken care of through the detention pond in the northeast corner. They will upgrade the pipe to deal with the increase. He said the parking lot will sheet flow into a drainage ditch and into the pond.

Dan DeArment asked if they intended to actually ignite the “burn building”. Chief Josh Eberle spoke about the burn building. He said that the fires are all interior for Class A training fires. The materials would be wood pallets and straw. This building would be built with a series of shipping containers. The Strict Center is a more traditional building and will not have any fires inside. There will be no fires outside of the buildings. They felt that this lot was perfect for this type of center, because farm fields and woods surround it. If the lot is developed, the developer will need to keep that in mind. Matt Cordonnier asked how often they would do burn trainings. Chief Eberle said on the high side, maybe they would do it once a month. Internally, they would

only do it quarterly. Every time you do a training burn, you have to get an EPA permit. The burns are not noxious given the materials that are allowed.

Dan Clinger asked if they could bring fire vehicles into the Strict Center building. Dan Stone confirmed that they could given the height of the garage doors. Mr. Clinger asked how big the training groups would be coming to the site. Chief Eberle said typically 6-10, but the classroom could accommodate 20-24 depending on the class. This is hands-on training and they are willing to bring in the local volunteer fire departments from around the county to get training.

Dan Clinger asked if they have a date for breaking ground. Lee Rausch, the Assistant City Engineer, said they planned to do some earthwork in October or November with the full construction starting in the spring.

Rob Martin concluded that this was an informational session and that they do not have to have a formal vote for the site work to proceed.

With that, Rob Martin adjourned the meeting.